



North Cove Rules & Regulations

Updated January 16, 2006

Welcome to North Cove, New York City's mega yacht marina. Together, we are working to create an elegant and enjoyable yachting center in our nation's business and media capital.

North Cove Marina Management ("NCMM") has established a set of Rules & Regulations to help guide the operation of Vessels within North Cove ("Marina"). From time to time, these Rules & Regulations will be updated and amended by NCMM. You can print out the latest edition from our website www.TheNorthCove.com.

1. General: As New York City's mega yacht marina, North Cove is meant to be an upscale environment which provides visual beauty and prestige to the surrounding community. The Marina also provides public access through the sailing school and charter vessels. All uses of the Marina should be high quality and keep in mind the history and success of the city as well as our dreams and goals for the future.
2. Condition of Vessel & Crew: Vessels at the Marina are encouraged to fully embrace nautical tradition or the contemporary spirit of boating. Vessels should be kept clean, well maintained and in "Bristol fashion." Owners are encouraged to invest in high quality equipment. The flying of flags and ensigns adds life and color to the environment and is encouraged. Owners are also encouraged to invite guests down to enjoy the beauty of the Marina. When doing so, please encourage your guests to dress in yachting or boating fashion to further enhance this unique nautical environment.
3. Arrivals & Departures: Vessels are only permitted to enter or depart the Marina between the hours of 8 a.m. and 10 p.m. If a Vessel wishes to enter or depart the Marina outside normal hours, the Owner shall contact NCMM in advance to make arrangements.
4. VHF Permission: There is limited room for maneuverability inside the marina. Therefore, the dockmaster helps to regulate traffic. Before approaching the entrance to the Marina, Vessels should call the dockmaster on VHF CH 69 to request permission to enter. Before casting off dock lines to depart, Vessels should receive permission from the dockmaster. If the dockmaster does not respond to radio hails, Vessels should attempt to communicate with other users and then proceed slowly and with caution.
5. Dock Lines & Fenders: Vessels are required to supply and maintain their own dock lines and fenders of proper size and condition to safely secure and protect their Vessel. Additional lines or fenders can be purchased or rented through NCMM.
6. Water Hoses and Electrical Lines: Vessels shall supply their own water hoses and electrical lines to reach the relevant service locations. To maintain a professional and uniform appearance at the Marina, water hoses shall be black, white or dark green. Electrical lines

shall be designed for marine use and be yellow for single-phase service and yellow, white or black for 3 phase service. Hose and lines should be run in a neat and safe manner. Additional hoses or lines can be purchased or rented through NCMM.

7. Commercial Signage and Advertising: No commercial signage or advertising is permitted on any vessel or in any part of the Marina without prior written permission from NCMM.
8. Quiet Enjoyment: The Marina is located within the residential community known as Battery Park City. Families, children and senior citizens live in apartments overlooking the Marina. The Marina is designed for quiet, high quality enjoyment. Vessels should not play loud music or otherwise make public noise which could detract from the quality of life of other vessels or nearby residents. All gatherings at the docks should end by 10 p.m. Owners should be conscious of the affect which noise, exhaust and lights have on the surrounding community.
9. Charter Boat Noise: Local citizens have expressed concern about charter boats returning to the Marina and playing loud music at night. Charter boats should stop playing music well in advance of approaching the Marina entrance. When docking at night, charter boats should operate their engines in such a manner as not to wake residents. In addition, charter boats will be considered responsible for noise made by their patrons who disembark at the Marina. Charter boats which generate complaints from the community may not be permitted future opportunities to dock in the Marina.
10. Alcoholic Beverages: Owners may serve alcoholic beverages on their boats as permitted by law. However, alcoholic beverages may not be served on the docks without prior written permission from NCMM. No alcoholic beverages are permitted on the esplanade. Owners shall not allow guests to depart the docks with alcoholic beverages.
11. Dock Boxes & Equipment Storage: Battery Park City Authority sets the visual guidelines which have resulted in this beautiful urban environment. BPCA does not wish the Marina to be cluttered with dock boxes. Therefore, NCMM is unable to allow dock boxes for private vessels. Owners should store all equipment on their Vessel. No equipment may be stored on the dock. If an exceptional need for dock storage exists, an explanation should be sent to NCMM in writing.
12. No Tipping or Private Transactions: Tipping of the Marina staff is not permitted. In addition, Owners should not provide gifts, free food or engage Marina staff in private transactions such as hiring them to perform work off hours. Employees of NCMM are paid professionals. Their job is to provide high quality service. NCMM's corporate policy forbids staff from accepting tips and gifts. Offering tips or gifts puts staff in a difficult position. They do not wish to offend the person offering but accepting could lead to loss of employment. Please respect the professional nature of our staff. If someone provides you with outstanding customer service, please let NCMM know so that person can be considered for professional advancement in the future.
13. No Live-Aboards: Living aboard a vessel in the Marina is strictly prohibited unless it is a paid professional crew member aboard a mega yacht.
14. Unprofessional Behavior: Unprofessional behavior on the part of any staff, Owner, guest or crew should be reported immediately to NCMM. The Marina is a high quality yachting community and unsuitable behavior not in the public spirit shall be addressed immediately.
15. Garbage Removal: Battery Park City is an environmentally responsible community which is leading in the development of green sustainable architecture. Garbage is and disposed of in an environmentally friendly manner. Owners should minimize their trash output and recycle whenever possible. Garbage shall be deposited in Marina pails on the lower quays. Cardboard and other boxes should be broken down and set behind the pails.

16. Fueling: No fueling services shall be provided in the Marina. Fueling can be done at various marinas nearby.
17. Bilge Pumps. If a Vessel's bilge has fuel or oil in the water, an oil/water separator should be installed in the bilge pump system so that fuel or oil is not pumped into the Marina.
18. Holding Tank Pump Out: The Marina is equipped with a passive holding tank pump out system. This system is currently inoperative and has not been operating for many years. NCMM will endeavor to restore this system to operating condition. The discharge of holding tanks into the Marina is strictly prohibited. Owners should make arrangements to discharge their holding tanks at other facilities around the harbor. If the Marina pump out system becomes operational, Vessels may use it for a separate fee to be determined in the future.
19. Work on Boats: The Marina environment is not suitable to extensive repair work. Regular maintenance and small repairs may be performed in the Marina. Larger repairs should be done in a boat yard. No outside contractors are permitted in the Marina without specific written permission of NCMM. To receive permission, Owner must submit to NCMM in writing a scope of work to be performed and contractors must submit proof of \$3MM Commercial General Liability insurance and Workers Compensation Insurance.
20. Idling at Dock: Idling at dock creates unnecessary exhaust and is prohibited. After tying up at dock, a Vessel shall turn off its engines as soon as possible. Inside the Marina, Vessels are requested to use shore power and not run their engines or generators.
21. Deliveries: No cars, trucks or other vehicles are permitted on the esplanade. On the south side of the Marina, vehicular access ends at the corner of the Liberty Street and South End Avenue. On the north side, vehicular access ends at the intersection of Vesey Street and North End Ave. Both locations are subject to traffic laws or oversight from security staff. Deliveries to the marina from these vehicular access locations must be by hand truck during the hours of 9 a.m. and 6 p.m. Owners shall inform NCMM in advance of all large or special deliveries.
22. Security: The Marina is considered a "Public Access Facility" by the US Coast Guard. However, because of the Marina location in Lower Manhattan, Owners should understand and appreciate the heightened sense of security of law enforcement agencies. Owners should operate their Vessels in a safe and conservative manner so as not to cause additional concern to people charged with protecting the public safety. If the MARSEC Level is raised to status 2 or higher, security at the Marina will be increased. Owners and their crews are encouraged to remain vigilant and to immediately report any unusual or suspicious activity to NCMM.
23. Emergency Procedures. In the case of an emergency, Owners shall follow the instructions of the US Coast Guard, New York City Police Department, Battery Park City Authority and other governmental authorities.
24. Prohibited Uses. The following uses are prohibited at the Marina without prior written permission from NCMM:
 - a. jet skis or other motorized personal watercraft
 - b. boats used for parasailing or speed boat rides
 - c. boats with loud engines
 - d. boats without adequate mufflers
 - e. swimming
 - f. pets not on leashes
 - g. cleaning of fish on walks or docks
 - h. anchoring inside the Marina

- i. open flames, BBQ or other outdoor cooking devices
- j. landing of helicopters on any vessel in the Marina or in the vicinity

25. Written Notices: Written notices may be addressed to any of the following:

Michael Fortenbaugh, Commodore
Laura Migliozi, Director of Communications and Special Events
Tim O'Brien, Marina Manager
and should be sent to:
North Cove Marina Management
385 South End Avenue #7G
New York, NY 10280
Fax: 212-786-1743

26. Meeting Expectations. If NCMM or its staff fails to meet your expectations in any way, please let us know so we can evaluate the situation and make any changes necessary.

Thank you for your business and for being part of New York City's mega yacht marina.

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